



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice April 8, 2024

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, April 8, 2024, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Friday, April 5, 2024, at 12:00 pm.

The Arlington Redevelopment Board will meet Monday, April 8, 2024 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Public Hearing: Docket #3789, 62-64 Brooks Avenue

7:30 pm Notice is herewith given that an application has been filed on March 11, 2024, by Siddharth Gehlot, 62-64 Brooks Avenue LLC, 100 Tower Office Park, Suite I, Woburn, MA 01801, to open Special Permit Docket #3789 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to renovate the interior and exterior, including the addition of an attic dormer, of a residential building located at 62-64 Brooks Avenue, Arlington, MA, in the R2 Residential District and facing the Minuteman Bikeway. The opening of the Special Permit is to allow the Board to review and approve the changes to the exterior under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

2. Master Planning Process Update

8:15 pm DPCD staff will present about the Master Planning Process.

3. Arlington Heights Business District

8:45 pm The Board will discuss their plan and timeline for outreach for the rezoning of the Arlington Heights Business District.

4. Special Town Meeting Discussion

9:00 pm The Board will discuss and comment on the proposed warrant article for

Special Town Meeting.

5. Open Forum

9:00 pm Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three-minute time limit to present a concern or request.

6. New Business

9:15 pm

7. Adjourn

9:30 pm (Estimated)

8. Correspondence

D. Seltzer - 4/3/2024



Town of Arlington, Massachusetts

Public Hearing: Docket #3789, 62-64 Brooks Avenue

Summary:

7:30 pm

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- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

ATTACHMENTS:

Type	File Name	Description
❑ Reference Material	EDR_SP_Application_-_62-64_Brooks_Ave_Arlington_-_COMPLETE.pdf	EDR SP Application - 62-64 Brooks Ave Arlington
❑ Reference Material	64_BROOKS_AVE_UPDATED_DRAWINGS_-_64_BROOKS_AVE_UPDATED_DRAWINGS_-03-2024.pdf	64 BROOKS AVE UPDATED DRAWINGS - 03-2024
❑ Reference Material	EDR_memo_Docket_3789_62-64_Brooks.pdf	EDR memo Docket 3789 62-64 Brooks

2024 MAR 11 P 2:19

REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested. Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.

Application Cover Sheet (project and property information, applicant information)

Dimensional and Parking Information Form (see attached)

Impact statement

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet; include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.

Drawing and photographs of existing conditions

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

Site plan of proposal. Must include:

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.



Drawings of proposed structure

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.



Vehicle, Bicycle, and Service Vehicle Plans

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.



Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.



Proposed landscaping (*may be incorporated into site plan*)

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.



Plans for sign permits, if signage is an element of development proposal



Stormwater management plan

(for stormwater management during construction for projects with new construction)



SketchUp Compatible Model, if required



Application fee

(See Rule 12 of the ARB Rules and Regulations for how to calculate the fee)

FOR OFFICE USE ONLY

Docket #: _____

_____ Special Permit Granted

Date: _____

_____ Received evidence of filing with Registry of Deeds

Date: _____

_____ Notified Building Inspector of Special Permit filing

Date: _____

2024 MAR 11 P 2:19

COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

1. Property Address 62-64 Brooks Ave Arlington MA 02474
Assessors Block Plan, Block, Lot No. F_751850_2971993 Zoning District R2 - Two Family

2. Deed recorded in the Registry of deeds, Book 82466, Page 63
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.

3. Present Use of Property (include # of dwelling units, if any)
2 units Residential

4. Proposed Use of Property (include # of dwelling units, if any)
2 units Residential

APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Special Permit:

Name of Applicant(s) 62-64 Brooks Avenue LLC c/o Siddharth Gehlot
Organization 62-64 Brooks Avenue LLC
Address 100 Tower Office Park Suite I Woburn, MA 01801
Street _____, City, State, Zip _____
Phone 781-608-2046 Email sid@treetopinvestments.com

2. **Applicant Interest:** the applicant must have a legal interest in the subject property:

Property owner Purchaser by land contract
 Purchaser by option or purchase agreement Lessee/tenant

3. **Property Owner** Check here if applicant is also property owner

Identify the person or organization that owns the subject property:

Name _____ Title _____
Organization _____ Phone _____
Address _____, Street _____, City, State, Zip _____
Phone _____ Email _____

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name _____ Title _____

Organization _____ Phone _____

Address _____, _____
Street _____ City, State, Zip _____

Phone _____ Email _____

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

section(s)	title(s)

section(s) title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

section(s) _____ title(s) _____

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that 62-64 Brooks Avenue LLC is the owner or occupant or purchaser under agreement of the property in Arlington located at 62-64 Brooks Avenue Arlington which is the subject of this application; and that unfavorable action or no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s):

100 Tower Office Park Suite I, Woburn MA 01801

781-608-2046

Address

Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: 62-64 Brook ave ArlingtonApplicant: 62-64 Brooks Avenue LLC

Present Use/Occupancy: No. of Dwelling Units:

2 Units Residential

Proposed Use/Occupancy: No. of Dwelling Units:

2 Units ResidentialZoning District: R2Address: 100 Tower Office Park Suite I, W

Uses and their gross square feet:

living area, 2353

Uses and their gross square feet:

living area, 4171

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	6,229	6229	min. 6000
Frontage	47	47	min. 60
Floor Area Ratio ¹	0.38	0.49	max. 0.35
Lot Coverage (%), where applicable	18%	18%	max. 35%
Lot Area per Dwelling Unit (sf)	3114	3114	min.
Front Yard Depth (feet)	10.5	10.5	min. 20
Side Yard Width (feet)	14.8	14.8	min. 10
	right side		
	left side	5.7	min. 10
Rear Yard Depth (feet)	48.8	48.8	min. 20
Height	stories	2.5	stories ² 2.5
	feet	30' 9"	Feet 35
Open Space (% of G.F.A.) ³	82%	82%	min. 10%
	Landscaped (sf)	4697	(sf)
	Usable (sf)	407	(sf)
Parking Spaces (#) ⁴	2	2	min. 1/per unit
Parking Area Setbacks (feet) (where applicable)			min.
Loading Spaces (#)	0	0	min.
Bicycle Parking ⁵	short term	0	min.
	long term	0	min.

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the Bicycle Parking Guidelines.

PLANNING & COMMUNITY
DEVELOPMENT

Arlington Redevelopment Board
730 Mass Ave. Annex
Arlington, MA 02476

2024 MAR 11 P 2:20

March 4, 2024

62-64 Brooks Avenue LLC
100 Tower Office Park Suite I
Woburn, MA 01801

Subject: Application for Special Permit under Environmental Design Review - 62-64 Brooks Ave

To whom it may concerns,

We are renovating the existing two-family inside and out. The existing footprint will be the same as per attached plan. Outside will also remain the same except in the attic we have dormer one side to create living space as per attached plans and would like to create a gate at the back of the property for access as shown in the attached plan.

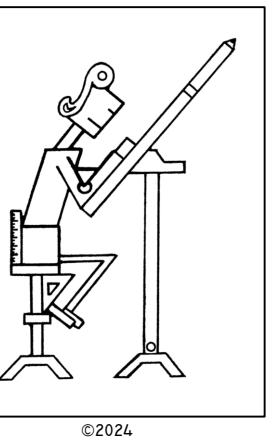
Should you have any questions, please feel free to contact us.

Sincerely,

Sid Gehlot



Town of Arlington, MA



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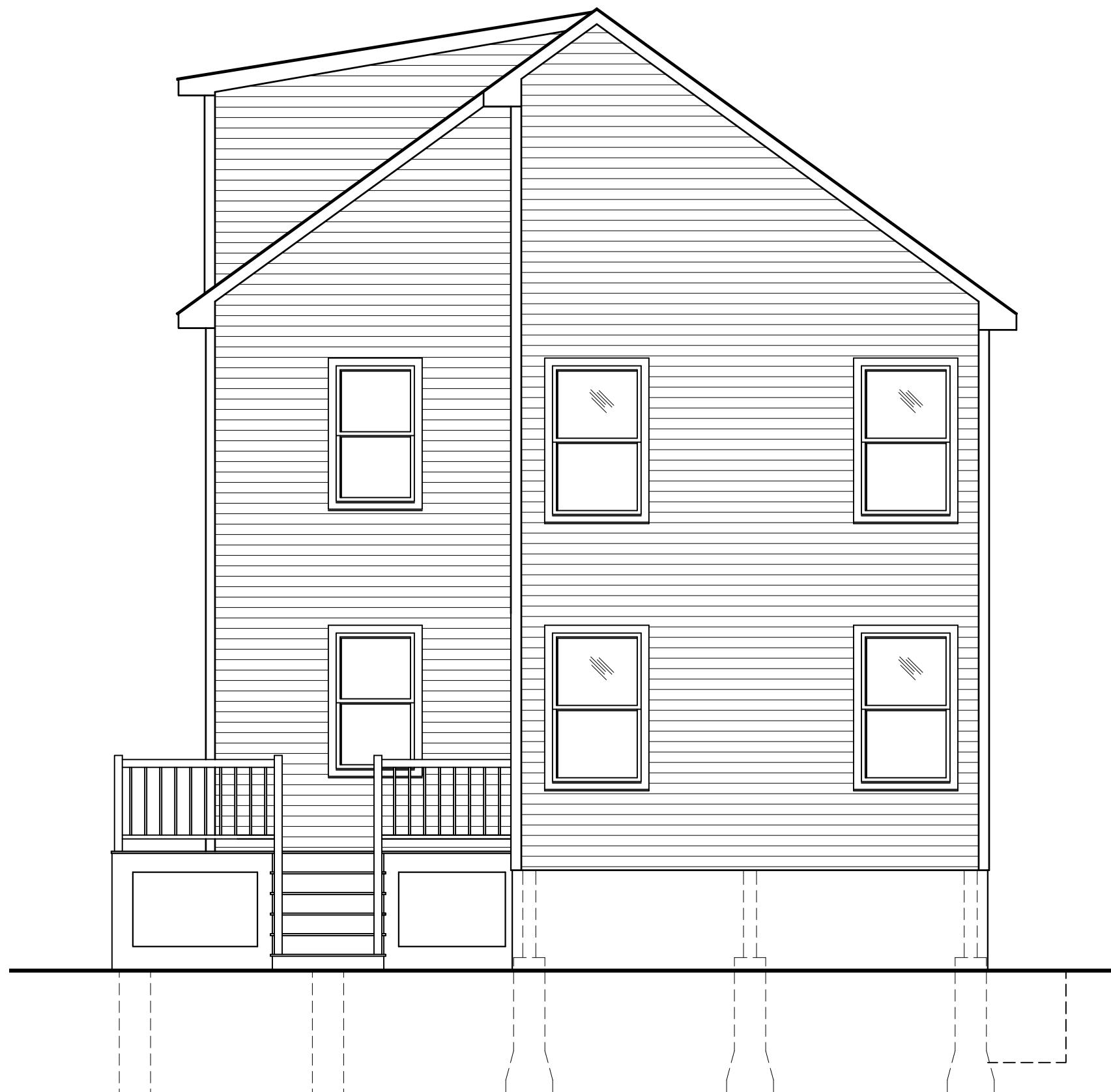
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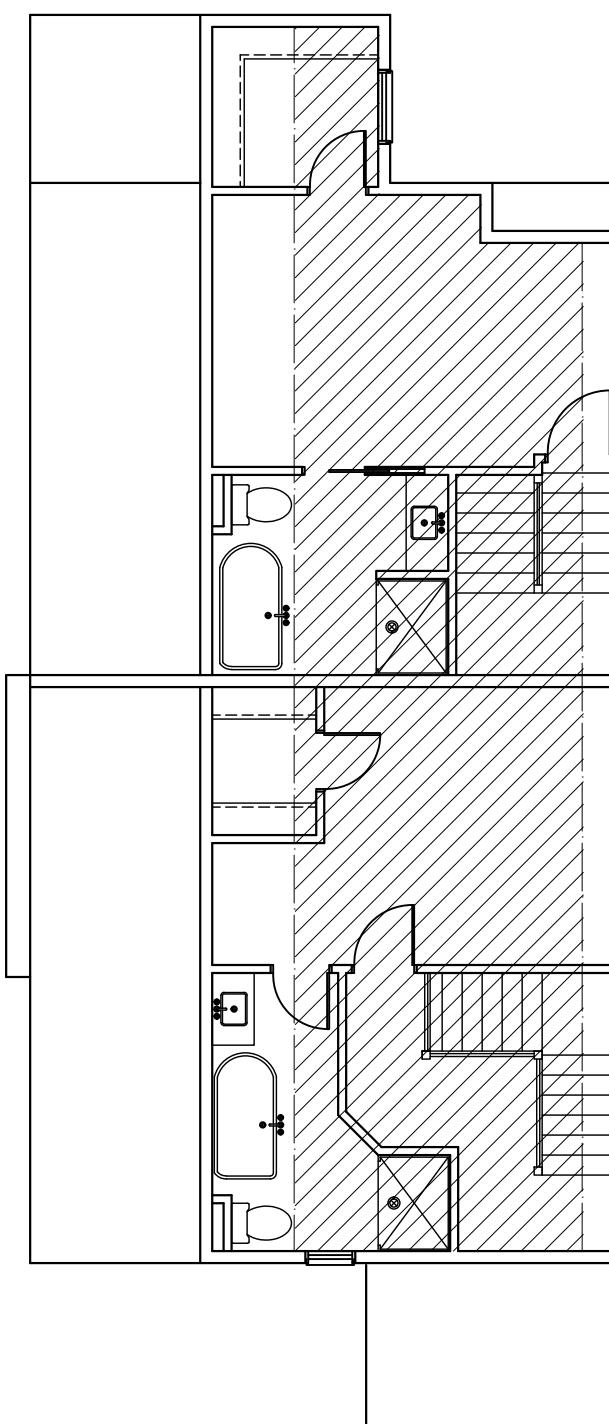
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FRONT ELEVATION



REAR ELEVATION



PROPOSED SQUARE FOOTAGE @ ATTIC LEVEL
ABOVE 7' = 544 SQ. FT.

UPPER LEVEL SQ. FT. = 1320
ATTIC LEVEL 50% FOR HALF STORY = 660 SQ. FT.



FRONT UNIT # 1 SQUARE FOOT TOTAL = 2,333
REAR UNIT # 2 SQUARE FOOT TOTAL = 2,160

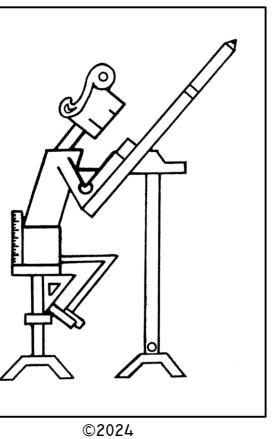
MASSACHUSETTS STRETCH CODE FOR LOW-RISE RESIDENTIAL

BUILDING TO COMPLY WITH THE MASSACHUSETTS STRETCH
CODE FOR LOW-RISE RESIDENTIAL WHERE APPLICABLE
INCLUDING:

EV READY PARKING SPACE
SOLAR READY ZONE
MECHANICAL VENTILATION

ADDITIONS TO A DWELLING UNIT EXCEEDING 1,000 SF. OR
EXCEEDING 100% OF THE EXISTING FLOOR AREA, SHALL
REQUIRE THE DWELLING UNIT TO COMPLY WITH THE MAXIMUM
HERS RATING FOR ALTERATION, ADDITIONS, OR CHANGE OF
USE.

INSTALL PASSIVE RADON GAS CONTROLS IN ACCORDANCE
WITH 780 CMR APPENDIX F



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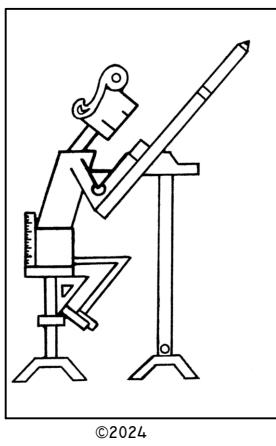
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RIGHT SIDE ELEVATION





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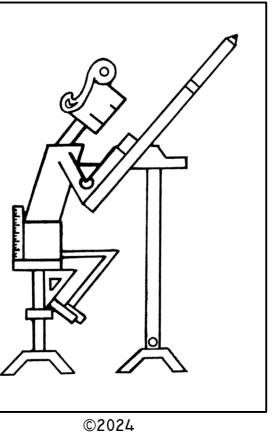
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LEFT SIDE ELEVATION





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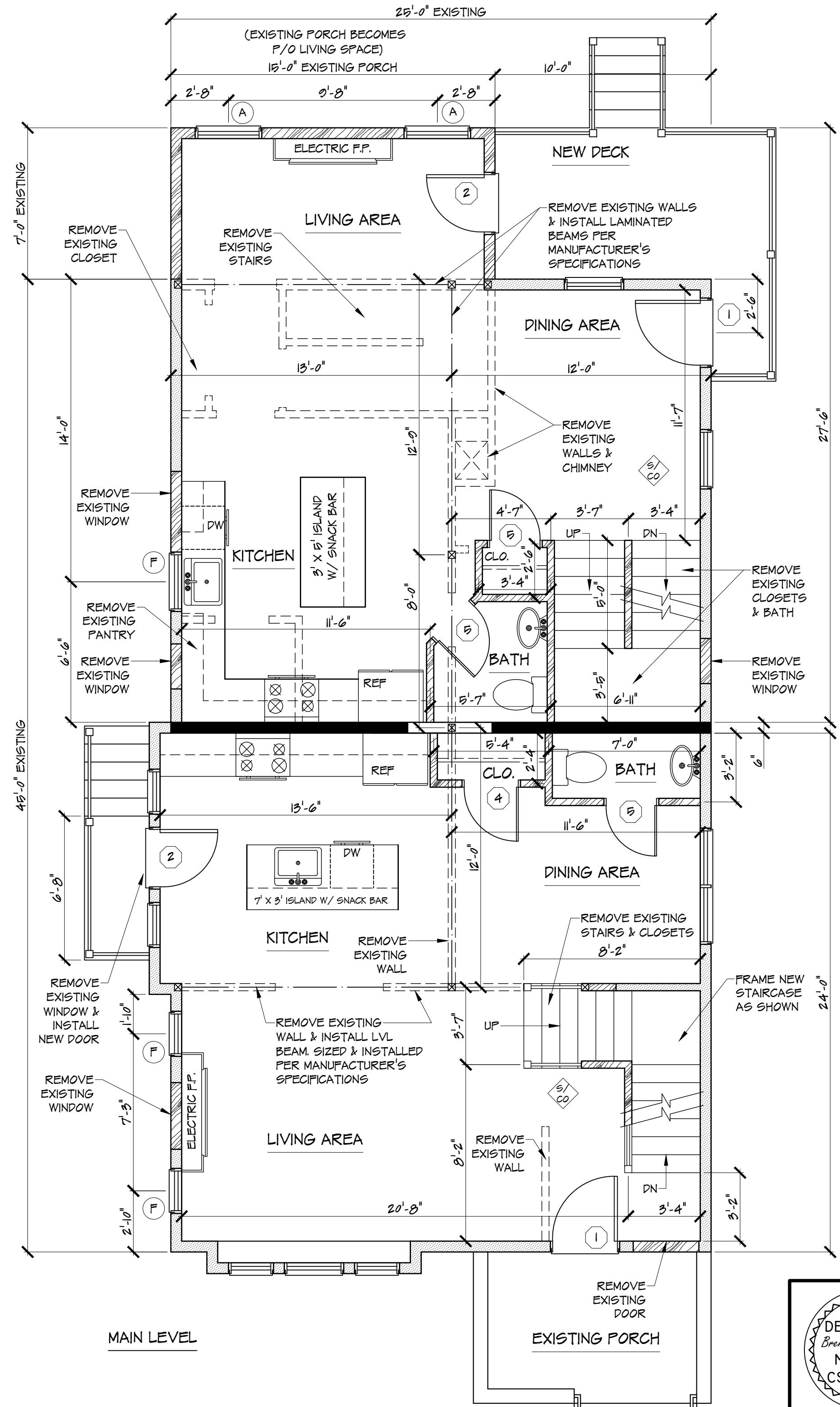
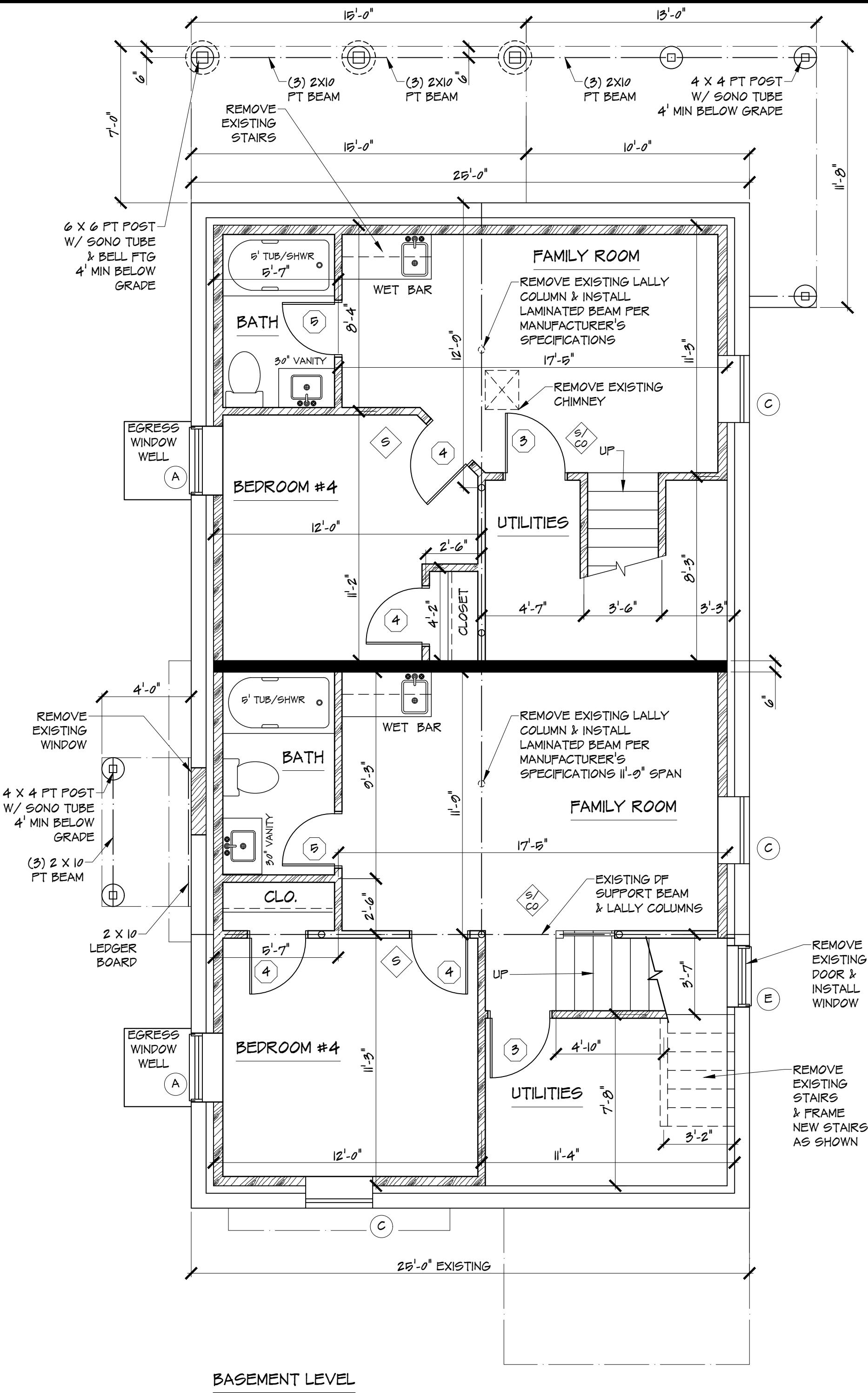
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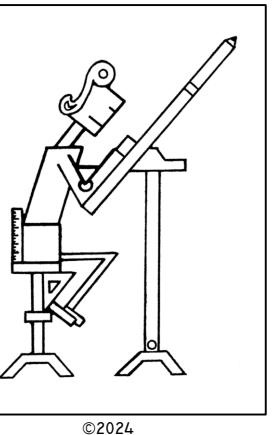
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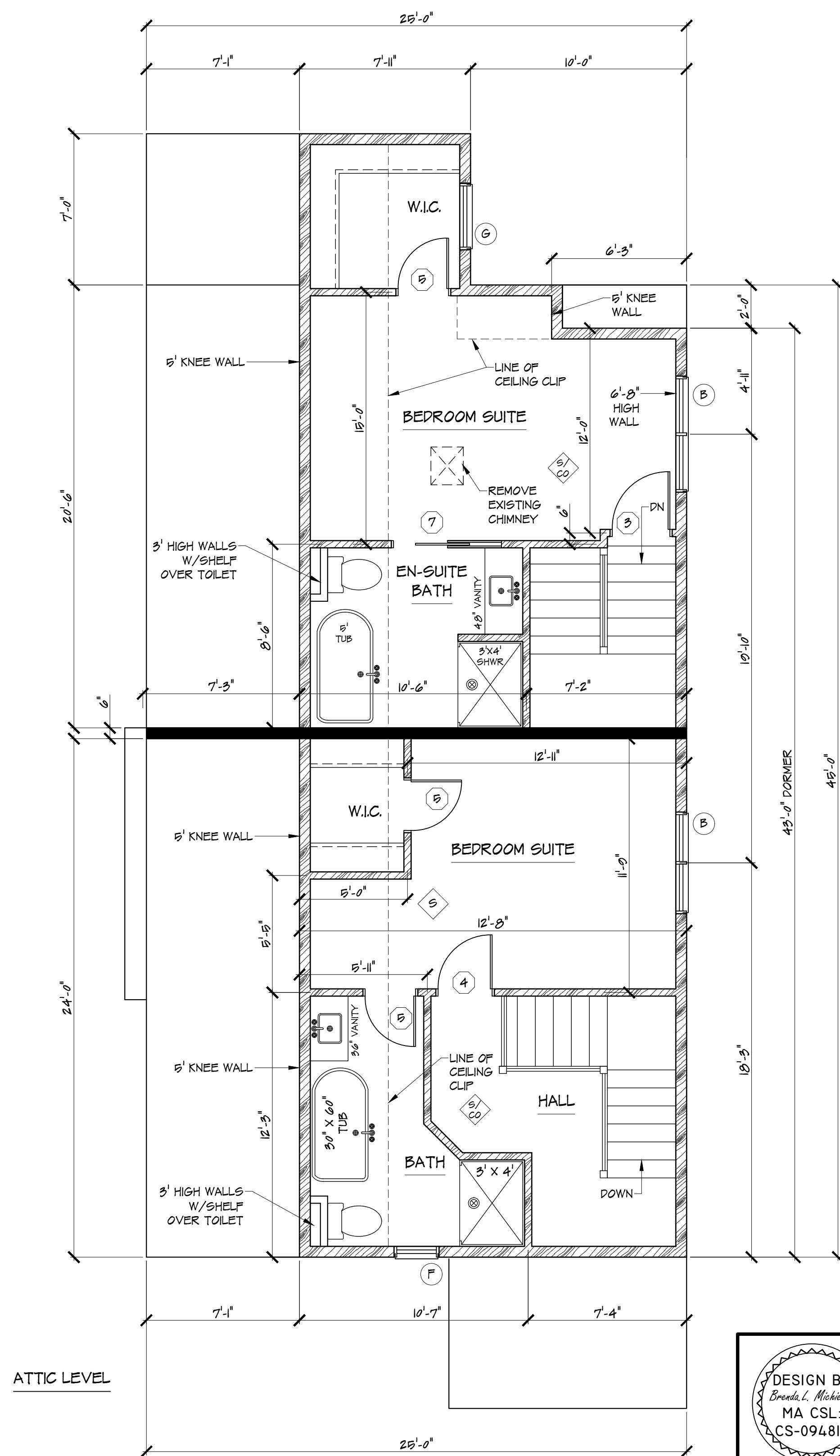
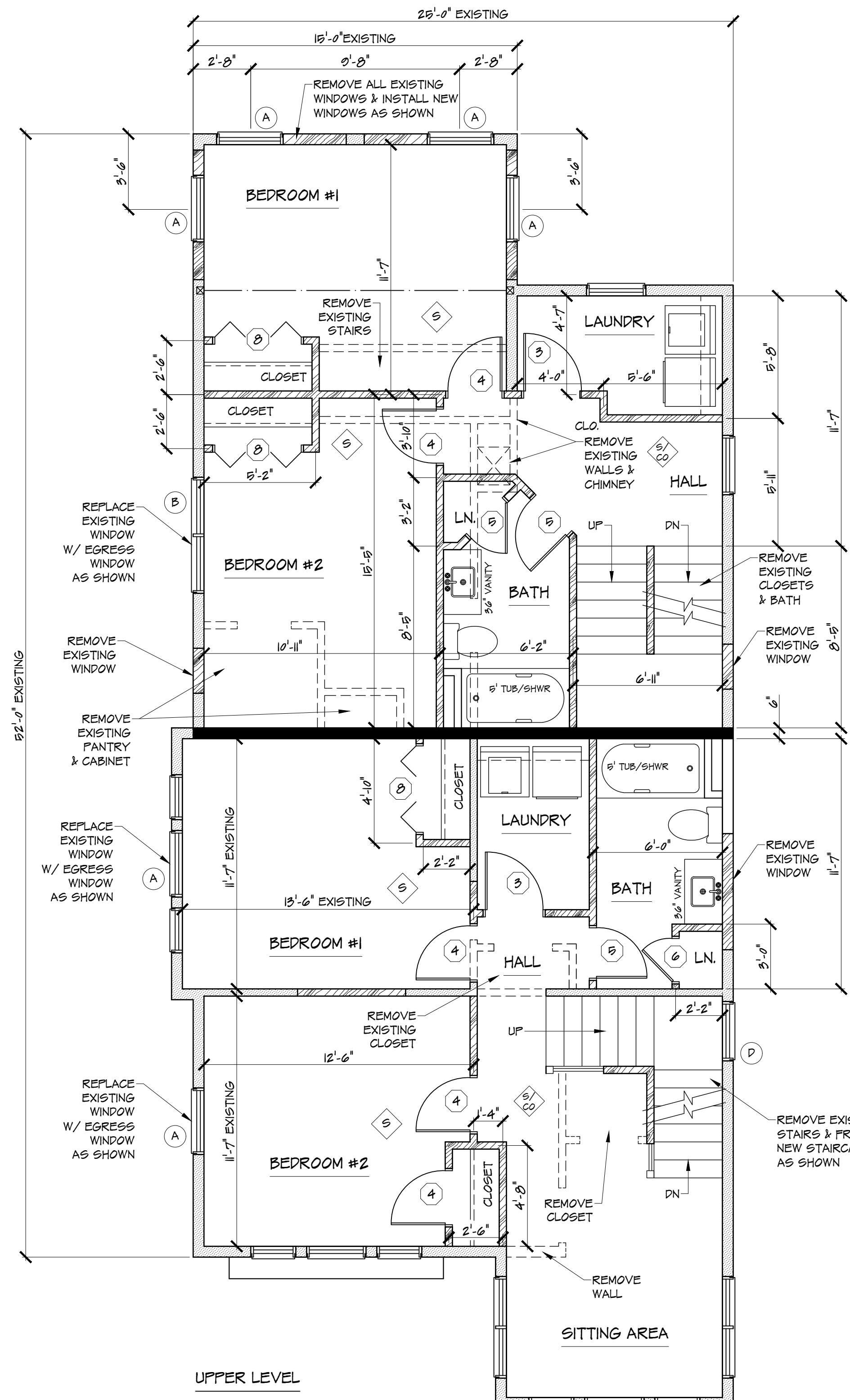
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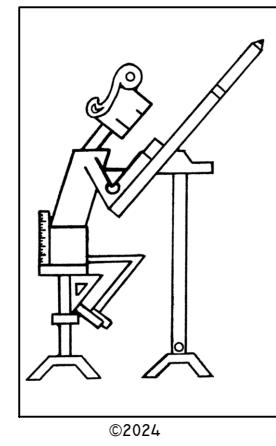
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SCALE: 1/4" = 1'
DRAWING NO.
698-004
HEET:
5 OF 6





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DREAM IT,
I CAN DRAW IT!*

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BRENDA L. MICHENZI
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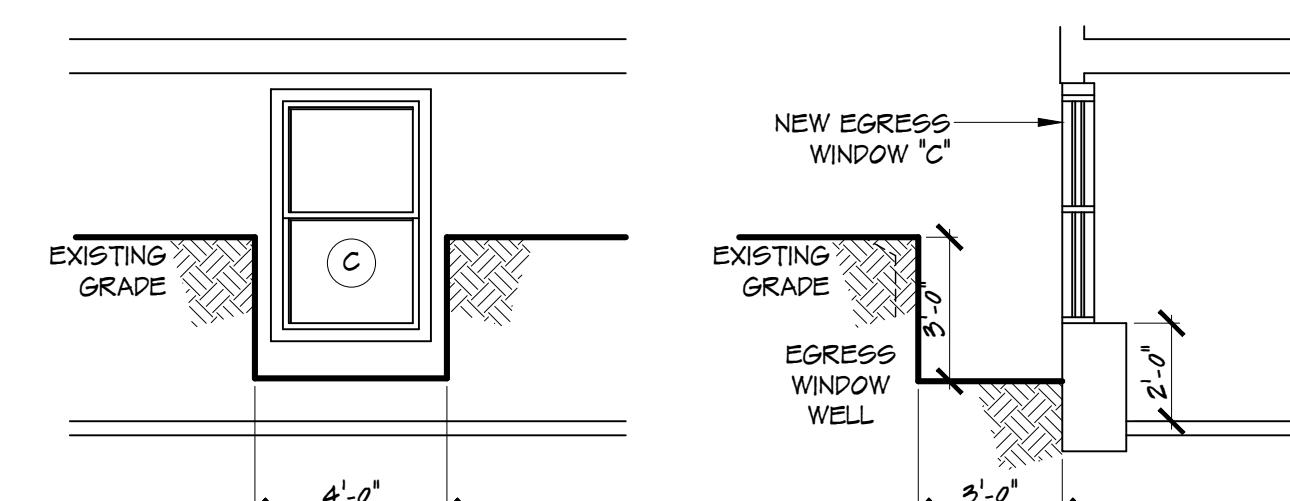
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FOR THE CONSTRUCTION
OF ONE DWELLING UNIT

TITLE: 64 BROOKS AVE
ARLINGTON, MA
TOWNHOUSE
CONVERSION

*EGRES

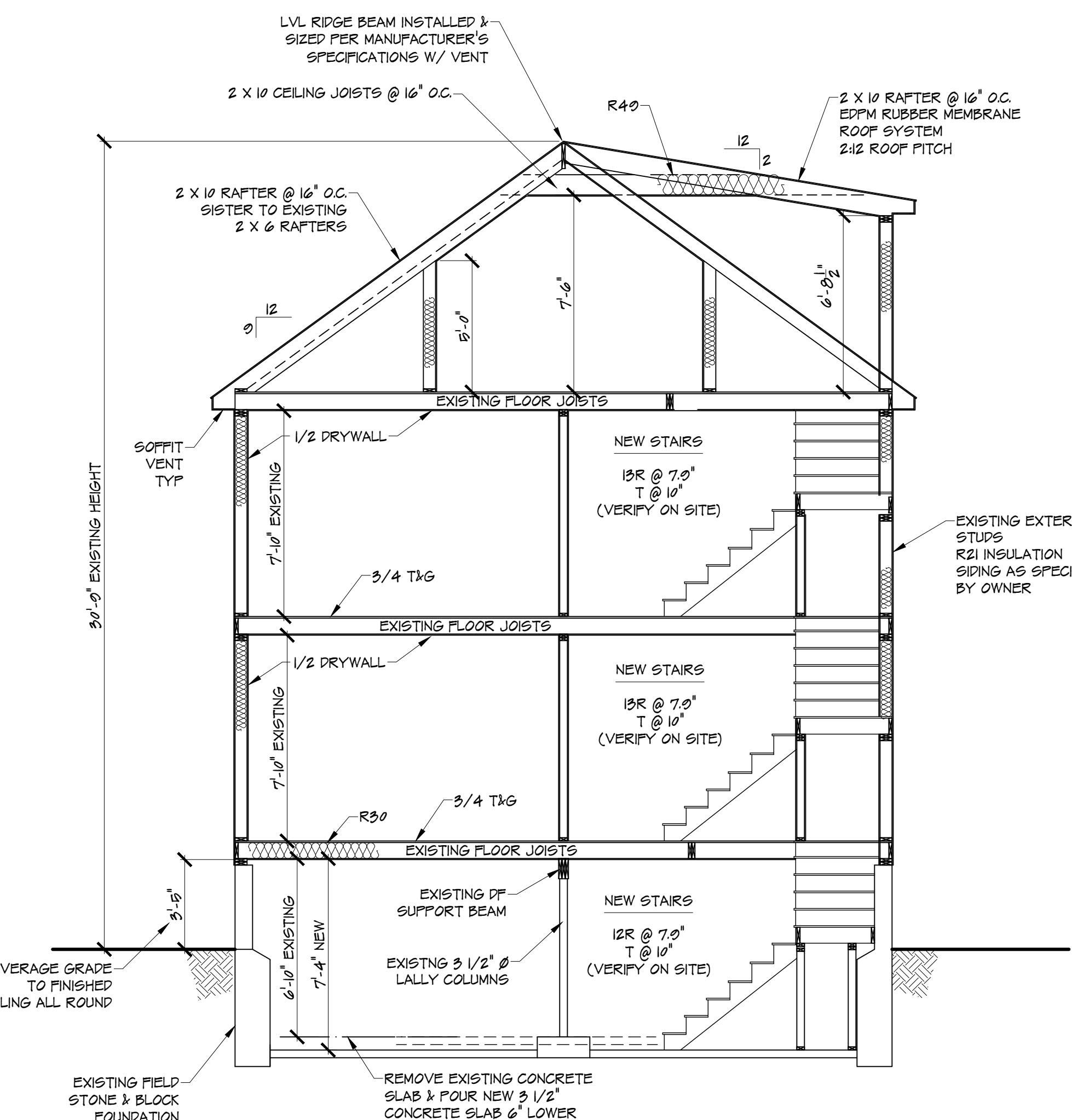
UNMARKED WINDOWS TO BE MEASURED ON SITE FOR REPLACEMENT AS NEEDED



EGRESS WINDOW WELL



DATE: MARCH 2024
SCALE: 1/4" = 1'
DRAWING NO.
698-004
SHEET: 6 OF 6



CONSTRUCTION DETAIL



Town of Arlington, Massachusetts
Department of Planning and Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board
From: Claire V. Ricker, AICP Secretary Ex-Officio
Subject: Environmental Design Review, 62-64 Brooks Avenue, Arlington, MA, Docket #3789
Date: April 4, 2024

I. Docket Summary

This is an application by 62-64 Brooks Avenue LLC, c/o Siddharth Gehlot, 100 Tower Office Park Suite 1, Woburn, MA 01801, to open Special Permit Docket #3789 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

The applicant proposes to renovate an existing two-family home, located at 62-64 Brooks Avenue, in the Two-Family Residential District (R2). The opening of the Special Permit is to allow the Board to review and approve the project under Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

Materials submitted for consideration of this application include:

- Application for EDR Special Permit,
- Architectural Drawings.

The property at 62-64 Brooks Avenue is a two-family home located along the Minuteman Bikeway. The property owner seeks to renovate the house, add an attic dormer, and add a gate to the Bikeway.

Section 3.4, Environmental Design Review, directs the Redevelopment Board to review any requests to make exterior changes to buildings abutting the Minuteman Bikeway via Environmental Design Review. Given that the applicant wishes to add an exterior dormer to the property facing the Bikeway, this application was forwarded to the ARB for review.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. Section 3.3.3.A.

The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

A residence has been established at this site for many years, it is a pre-existing, non-conforming residence in the R2 district. The applicant is making changes to the exterior of a two-family house abutting the Minuteman Bikeway, and any such change is subject to Environmental Design Review. The project is the subject of the special permit as required by Section 3.4.2 Applicability. The Board can find that this condition is met.

2. Section 3.3.3.B.

The requested use is essential or desirable to the public convenience or welfare.

A residence has been established at this site for many years. The Board can find that this condition is met.

3. Section 3.3.3.C.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

There are no proposed changes to the use of the property thus there are no anticipated changes to current traffic congestion or pedestrian safety. The Board can find that this condition is met.

4. Section 3.3.3.D.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

There are no proposed changes to the use of the property thus there are no anticipated changes to current municipal systems. Only the addition of an attic dormer is subject to review. The Board can find that this condition is met.

5. Section 3.3.3.E.

Any special regulations for the use as may be provided in the Bylaw are fulfilled.

No special regulations are applicable to the proposal. The Board can find that this condition is met.

6. Section 3.3.3.F.

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The use does not impair the integrity or character of the neighborhood. The Board can find that this condition is met.

7. Section 3.3.3.G.

The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

The use will not be in excess or detrimental to the character of the neighborhood. The Board can find that this condition is met.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

There are no changes to the landscape as there are no proposed exterior alterations other than the addition of an attic dormer. The Board can find that this condition is met.

2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

There are no changes to the exterior of the building other than the addition of an attic dormer. The building footprint shall remain the same. The Board can find that this condition is met.

3. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

There are no changes to open space resulting from this proposal. The applicant is proposing a gate to the Minuteman Bikeway at the rear of the property. The Board can find that this condition is met.

4. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The driveway and parking area are solely for the residence. There are no changes to any circulation patterns. The Board can find that this condition is met.

5. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs,

canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

The planned renovations do not increase the surface area of the existing structure. The Board can find that this condition is met.

6. EDR-6 Utilities Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

There will be no changes to the utility service resulting from this proposal. The Board can find that this condition is met.

7. EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The property does not contain any advertising features. The Board can find that this condition is met.

8. EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

No changes are proposed. The Board can find that this condition is met.

9. EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The applicant proposed a gate to the rear of the property for access to the Minutemen Bikeway which will improve access to the site. The Board can find that this condition is met.

10. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The property at 62-64 Brooks Avenue is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*. The Board can find that this condition is met.

11. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

No changes are proposed. The Board can find that this condition is met.

12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

This proposal is for the addition of an attic dormer that will comply with the current requirements for efficiency as established in the building code. The Board can find that this condition is met.

IV. Findings

1. The ARB finds that the nature and use of the property is such that allowing for the addition of a attic dormer and rear yard gate visible from the Minuteman Bikeway is in the public interest consistent with section 3.4 of the Zoning Bylaw.
2. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.

V. Conditions

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.



Town of Arlington, Massachusetts

Master Planning Process Update

Summary:

8:15 pm DPCD staff will present about the Master Planning Process.

ATTACHMENTS:

Type	File Name	Description
❑ Reference Material	02292024_AmpUp_soft_launch_slides.pdf	02292024 AmpUp soft launch slides

Arlington Master Plan Update

your town, your future 

||

Information session || February 29, 2024

Claire V. Ricker, AIPC
23 of 62
Director of Planning and Community Development
Town of Arlington



AGENDA

- What is Master Planning?
- Arlington Master Plan 2015
- Planning Process
 - Roles & Responsibilities
 - Status
 - Timeline
- Next Steps



What is a Master Plan?

A comprehensive plan or “master plan” is a 50,000-foot view that guides City policies and investment over the next ten–twenty years.

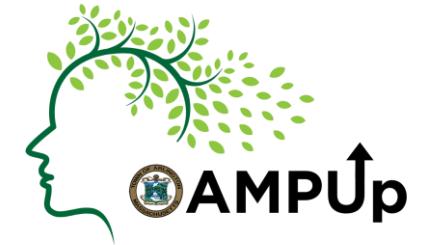
The plan reflects community vision and values; community engagement is critical to the success of a comprehensive master planning process.

The impact of the plan will affect City policy, future investments, regulatory changes, and ongoing community discussions.



Master Plan: Characteristics

- comprehensive which means its complete
- long term (10-20 year life span)
- general – encompasses the entire community
- focused primarily on physical development and assets



Master Plan: process

- oversight
- data collection
- public outreach
- goals and recommendations

Master Plan: role of the community

- join Master Plan committees and working groups
- attend public meetings, design charettes, office hours
- complete surveys
- continue the conversation

Planning should be proactive, not reactive.



29 of 62



WHAT IS A MASTER PLAN IN MASSACHUSETTS?



Under Massachusetts General Laws, master planning is governed by Chapter 41, Section 81D. This section requires that the plan address nine elements, including a goals and policies statement and an implementation plan.

Within that framework is a great deal of latitude to craft a master plan that fits the individual needs of the community.



land use/growth

housing

economic development

||

arts and culture

open space and recreation

public services

transportation/mobility

7 study areas



7 study areas PLUS

||

- ✓ statement on goals and policies
- ✓ implementation plan

Master Planning “at a glance”:

- identify issues
- survey
- list goals
- prepare plan
- consider alternatives
- adopt plan
- implement plan
- evaluate plan

Master Planning “at a glance”:

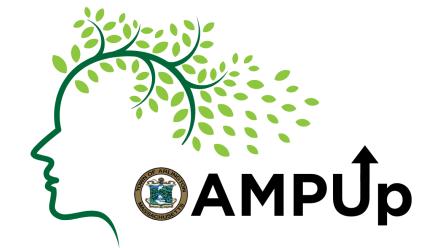
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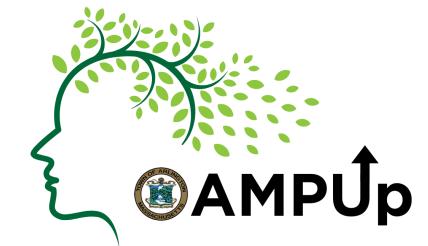
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Master Planning “at a glance”:

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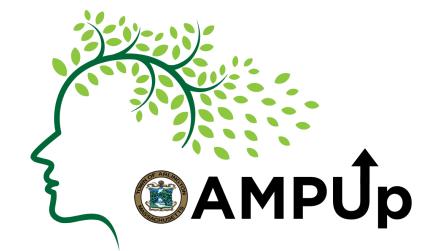


Master Planning “at a glance”:

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Master Planning “at a glance”:

- identify issues
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2015 Master Plan

arlington master plan



YOUR TOWN, YOUR FUTURE

Adopted February 4, 2015
Arlington Redevelopment Board

ARLINGTON COMMUNITY CONVERSATION

Where are we now?

Green Space
Attractability
Walkable human Scale
Sense of community
School System

TREES
Diversity
Volunteers
SWEET SPOT
Location/Amenities

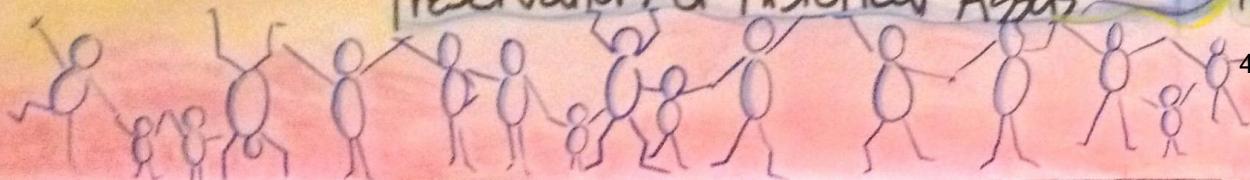
Open Space
Bike Path
Community
Citizen participation
Mass Ave. Biz Community
Urban/Surburban Balance
Town Meeting Forces involvement
We live close



OCTOBER 17, 2012

What's Worth Keeping? **OPENNESS**
civic engagement

Preservation of Historical Assets



Where do we want to go?

More gathering places
Promote sm. progressive biz
Attract generational diversity
Communication System for all
7 bodies of water
Affordable Housing
PARKING

TOWN COMMON
Take Schools to the next Level
Cultivate Businesses

cultural Arts
Fostering Innovative Environment

What's Worth Cultivating?

Managing flood plain
Develop Mill Area
More Parking
Sustainability



Red Line EXT?

Dynamic night Life!



WE ARE HERE

Information Gathering
Existing Conditions Assessment

Issues Identification
Analysis
Options & Tradeoffs

Master Plan Proposals & Recommendations

EST. APRIL 2015

Plan Adoption

Evaluation

2025

Update

Formulating, Revisiting, Fine-Tuning Master Plan Goals and Policies



Information
Gathering
Existing Conditions
Assessment



Issues
Identification
Analysis
Options &
Tradeoffs



Master Plan
Proposals &
Recommendations



EST. APRIL
2015

Plan Adoption



Evaluation



2025

Update

Implementation **We are here**

Formulating, Revisiting, Fine-Tuning Master Plan Goals and Policies

2015 Master Plan: goals and policies – land use

Goal #2 “Encourage development that enhances the quality of Arlington’s natural resources and and built environment.”

||

Recommended actions to achieve that goal –

- Recodification of the zoning bylaw (completed 2019)
- Adoption of design guidelines for commercial/industrial sites (underway 2024)

2015 Master Plan: goals and policies – transportation

Goal #2 “Enhance mobility and increase safety by maximizing transit, bicycle, and pedestrian access and other alterative modes of transportation.”

||

Recommended actions to achieve that goal –

- Adopt a complete streets policy (completed 2016)
- ConnectArlington sustainable transportation plan (2021)

2015 Master Plan: supporting documents

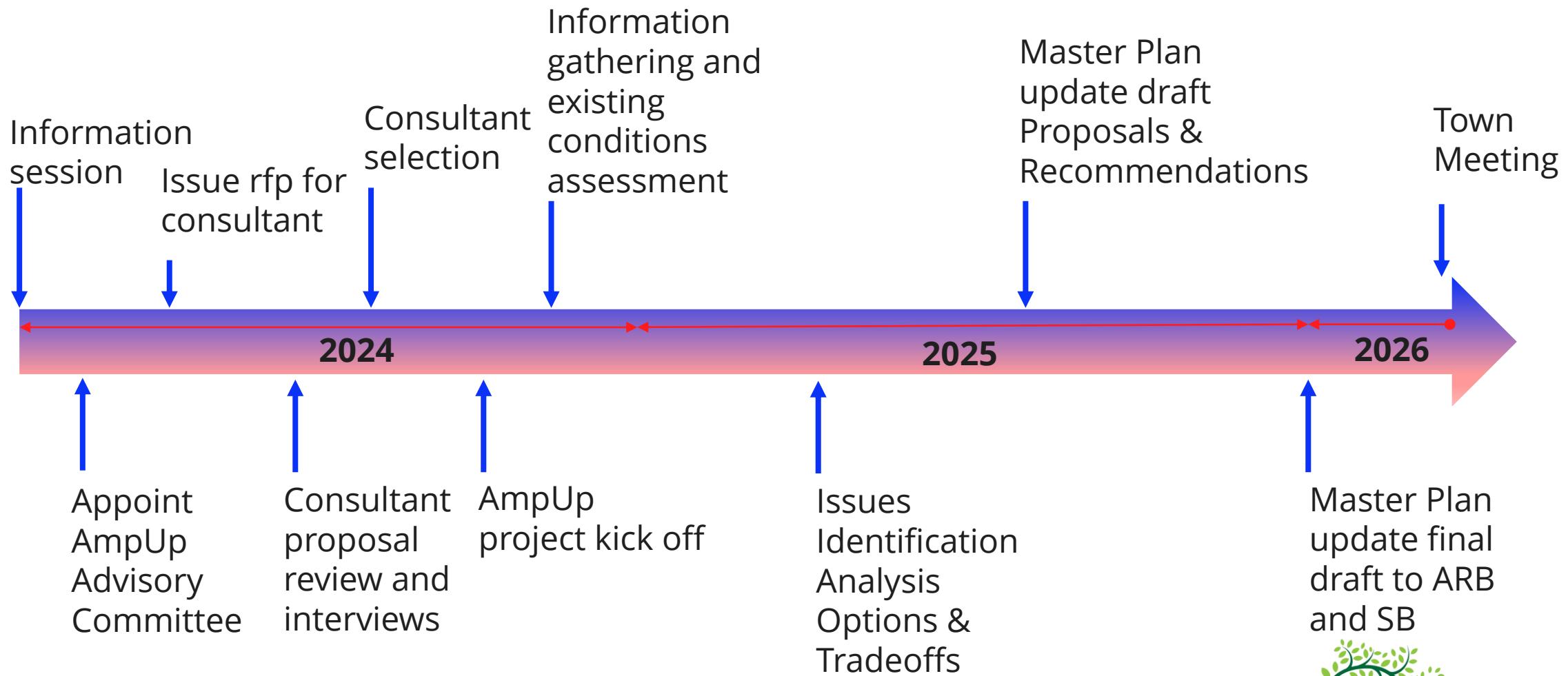
- Arlington Heights Neighborhood Action Plan (2019)
- Economic Analysis of Industrial Districts (2021)
- Residential Design Guidelines (2020)
- and many others

2024 Master Plan Update: next steps

- ARB will appoint a new Master Plan Update Advisory Committee (AMPUp Advisory Committee)
- Draft Request for proposal from planning consultants
- Town staff and AMPUp Advisory Committee will Review proposals and interview consultants
- Planning consultant selected, project kickoff



2024 Master Plan Update: timeline



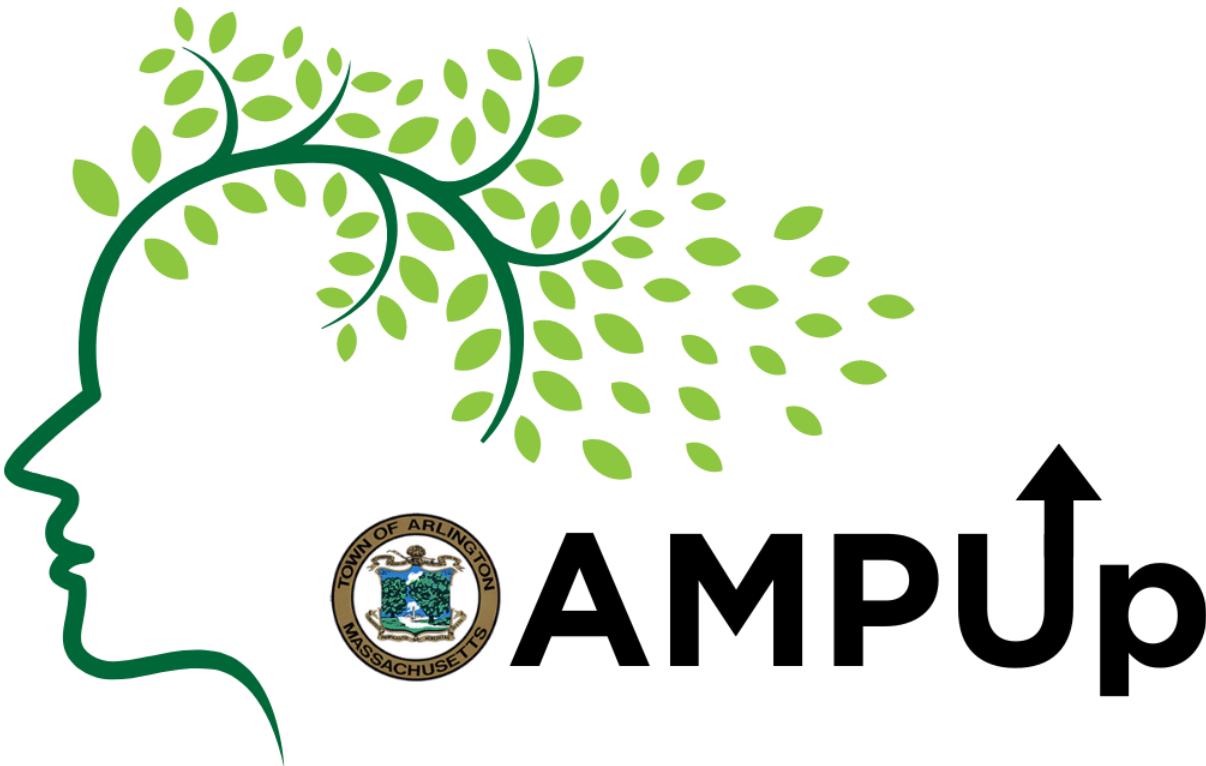
2024 AMPUp Advisory Committee

- Up to 12 community members plus representatives from the Redevelopment Board, the Select Board, and the Capital Planning Committee
- 2 year commitment, meets monthly over zoom through 2024 – MAY meet more frequently through 2025
- Committee will be in place by May 2024 with the first meeting scheduled for the first week in June
- Please visit arlingtonma.gov/masterplan to apply



||

Thank you!





Town of Arlington, Massachusetts

Arlington Heights Business District

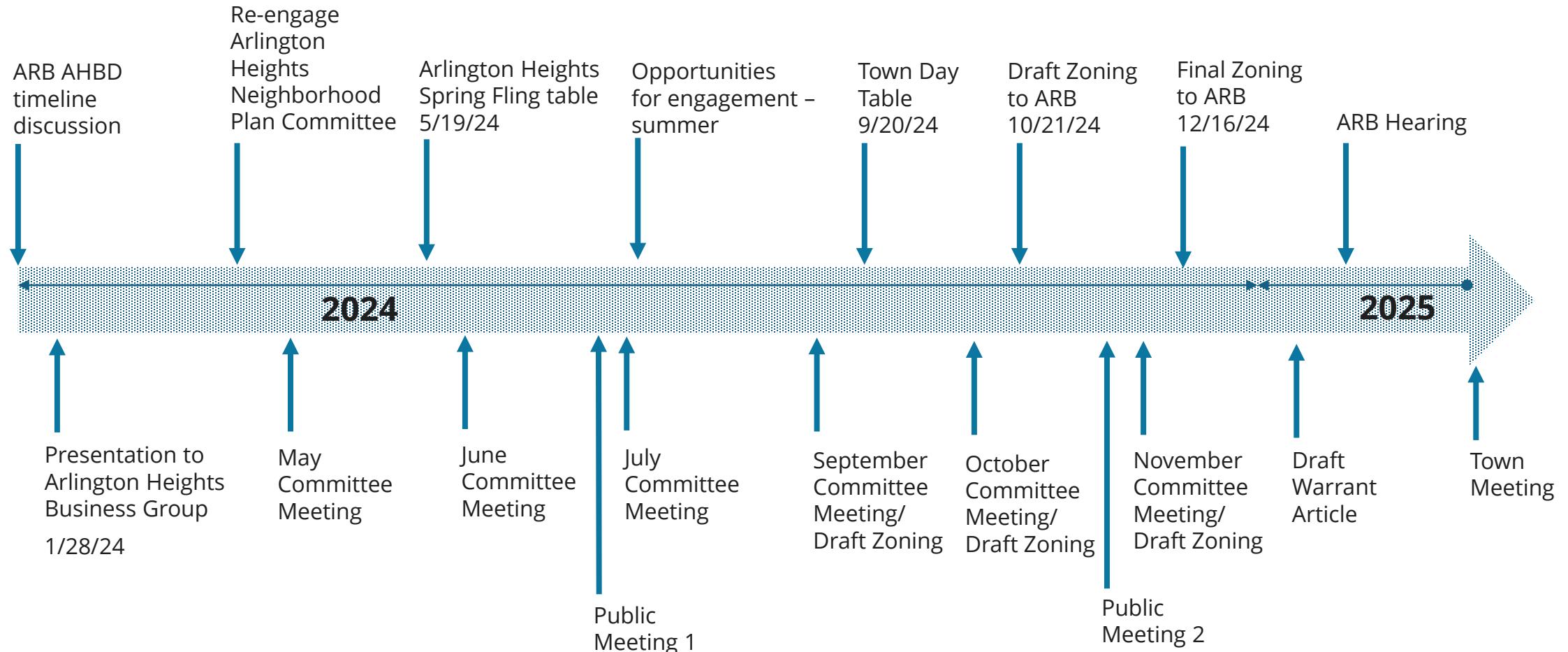
Summary:

8:45 pm The Board will discuss their plan and timeline for outreach for the rezoning of the Arlington Heights Business District.

ATTACHMENTS:

Type	File Name	Description
□ Reference Material	240404_AHBD_implementation_timeline.pdf	240404 AHBD implementation timeline

Arlington Heights Business District Zoning Implementation





Town of Arlington, Massachusetts

Special Town Meeting Discussion

Summary:

9:00 pm The Board will discuss and comment on the proposed warrant article for Special Town Meeting.

ATTACHMENTS:

Type	File Name	Description
□ Reference Material	DRAFT STM 2024 Zoning Bylaw__Map_Amendment_04-09-2024.pdf	DRAFT STM 2024 Zoning Bylaw & Map Amendment 04-09-2024

ARTICLE 1:

AMENDMENT OF ZONING MAP DESIGNATING THE “MBTA COMMUNITIES” MULTI-FAMILY HOUSING OVERLAY DISTRICT AND AMENDMENT OF ZONING BYLAW

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

ARTICLE 1

ZONING BYLAW AMENDMENT / AMENDMENT OF ZONING MAP DESIGNATING THE “MBTA COMMUNITIES” MULTI-FAMILY HOUSING OVERLAY DISTRICT AND AMENDMENT OF ZONING BYLAW

To see if the Town will vote to amend its Zoning Map and its Zoning Bylaw by amending Section 4.1.2 and Section 4.2 of the Zoning Bylaw to add the “MBTA Communities” Multi-Family Overlay Housing District, as approved by the Town’s Special Town Meeting on October 25, 2023; or take any action related thereto.

(Inserted at the request of the Department of Planning and Community Development and the Town Manager)

DRAFT AMENDMENT

VOTED: that the Town does and hereby amends its Zoning Map to designate the “MBTA Communities” Multi-Family Overlay Housing District that was voted and approved by the Town’s 2023 Special Town Meeting; and further, amends the Town’s Zoning Bylaw by amending Sections 4.1.2 and 4.2 of the Bylaw to add the “MBTA Communities” Multi-Family Overlay Housing District. A copy of the map reflecting the “MBTA Communities” Multi-Family Overlay Housing District, as voted and approved by the Special Town Meeting on October 25, 2023, is attached hereto as Exhibit “A”. A parcel listing reflecting all properties included in the “MBTA Communities” Multi-Family Overlay Housing District, as voted and approved by the Special Town Meeting on October 25, 2023, is attached hereto as Exhibit “B”. In accordance with this vote, the Zoning Map of the Town of Arlington, on file with the Town Clerk and the Department of Planning and Community Development, is hereby amended to include the “MBTA Communities” Multi-Family Overlay Housing District and the Town’s Zoning Bylaw is amended so that the new Section 4 reads as follows:

SECTION 4. ESTABLISHMENT OF DISTRICTS

4.1 DISTRICTS

For purposes of this Bylaw, the Town of Arlington is divided into the following districts:

4.1.1 Use Districts

- A. Residential
 - (1) Residence 0 (R0)
 - (2) Residence 1 (R1)
 - (3) Residence 2 (R2)

- (4) Residence 3 (R3)
- (5) Residence 4 (R4)
- (6) Residence 5 (R5)
- (7) Residence 6 (R6)
- (8) Residence 7 (R7)

B. Business

- (1) Business 1 (B1)
- (2) Business 2 (B2)
- (3) Business 2A (B2A)
- (4) Business 3 (B3)
- (5) Business 4 (B4)
- (6) Business 5 (B5)

C. Other Districts

- (1) Industrial (I)
- (2) Multi-Use (MU)
- (3) Planned Unit Development (PUD)
- (4) Transportation (T)
- (5) Open Space (OS)

4.1.2 Overlay Districts

- (1) Floodplain District
- (2) Inland Wetland District
- (3) Multi-Family Overlay Housing District

4.2 ZONING MAP

Zoning districts are shown on a map entitled “Zoning Map of the Town of Arlington, MA” and dated November 16, 2020 May 14, 2021 (the Zoning Map) on file in the Office of the Town Clerk and the Department of Planning and Community Development. The district boundaries shown on the Zoning Map, including an overlay map entitled “Wetland and Floodplain Overlay” all Overlay Districts listed in Section 4.1.2 of this bylaw, are part of this bylaw. The Zoning Map may include geographical features, streets, notations, and such other information to keep the map current and to facilitate orientation.

4.2.1. Interpretation of District Boundaries

The location of district boundaries shown on the Zoning Map shall be determined as follows:

- A. Where a boundary is indicated as a street, alley, railroad, transit right-of-way, watercourse or other body of water, it shall be construed to be the centerline or middle thereof, or where such boundary approximates a Town boundary, then to the limits of the Town boundary.
- B. Where a boundary is indicated as following approximately or parallel to a street, railroad, transit right-of-way, watercourse, or other body of water, it shall be construed to be parallel thereto and at such distance therefrom as shown on the Zoning Map. If no dimension is given, such distance shall be determined using the scale shown on the Zoning Map.

- C. Where a dimensioned boundary or the actual property boundary coincides within 10 feet or less with a lot line, the boundary shall be construed to be the lot line.
- D. Where a boundary is indicated as intersecting the centerline of a street, railroad, watercourse or other water body, and unless it is otherwise indicated, it shall be construed to intersect at right angles to said centerline or, in the case of a curved centerline, to the tangent to the curve at the point of intersection.
- E. The abbreviation "PL" means property line as shown on the Town Assessor's Map as in effect at the effective date of this Bylaw. The abbreviation "PL," when used in conjunction with a subsequent amendment to this Bylaw, shall mean a property line as shown on the Town Assessor's Map as in effect at the effective date of such amendment.
- F. The abbreviation "CL" means "Centerline" and "CI" means "Center of Intersection."
- G. Whenever any uncertainty exists as to the exact location of a boundary line, the interpretation made by the Inspector of Buildings shall control pending appeal.



Town of Arlington, Massachusetts

Correspondence

Summary:

D. Seltzer - 4/3/2024

ATTACHMENTS:

Type	File Name	Description
<input checked="" type="checkbox"/> Reference Material	Correspondence_-_Seltzer_-_04032024.pdf	Correspondence - Seltzer - 04032024

From: Don Seltzer
Sent: Wednesday, April 3, 2024 9:44 AM
To: Rachel Zsembery; Kin Lau; Eugene Benson; Stephen Revilak; Shaina Korman-Houston; Claire Ricker
Cc: Michael Ciampa; Disability Comm
Subject: Correspondence: Update on Five ARB Approved Developments that Fail to meet State Requirements for Accessibility

To: Arlington Redevelopment Board
cc: Arlington Disability Commission

As the Board is aware, I advocate for the rights of those with limited mobility, and occasionally bring to your attention problem properties that fall short of compliance with laws on accessibility.
This is an update of my previous letter to the Board of December, 2023.

There have been two major updates since then.

The mixed use project at 1500 Mass Ave is dead in the water. It is in flagrant violation of state law on accessibility. An appeal to the state Architectural Access Board was rejected with almost obscene rapidity. A recording of that hearing is available for those interested.

The development at 18 Belknap has run into problems with poor construction, tax possession, and foreclosure sale.

Details below.

For your consideration,

Don Seltzer

Update on Five ARB Approved Developments that Fail to meet State Requirements for Accessibility

1500 Mass Ave - 3 story mixed use building in a B1 district.

Prior history

In 2019, the property was purchased, an existing two family house was demolished, and the lot was cleared of all trees and landscaping.

In Nov 2020, the ARB approved a Special Permit for mixed use, with office space on ground floor and four apartments on upper floors.

In December 2022, the applicant was granted a building permit.

In May 2023, applicant was notified that the building was non-compliant with state law on accessibility, lacking any Group 1 apartments, and no accessibility to the parking area.

In September 2023, the applicant applied to the Massachusetts Architectural Access Board for a waiver from state law. The basis of this appeal was blaming the ARB and Planning Dept for the current situation, for approving a project that was not compliant with state law, and for providing inaccurate information at the time of the special permit hearing.

The hearing was continued, with a request for more information.

Update

On March 11, the Massachusetts Architectural Access Board reviewed the updated application. *It took them barely a minute to reject the request, for 'self-evident reasons'.* There was a hint of disbelief in the voice of the Chair as he summarized the facts. One Board member advised the applicant that there were also federal Fair Housing Act issues. The variance was denied by acclamation.

Future?

Highly uncertain. A preventable chain of events has led to an unusable building that is 80% complete. A possible solution is to install an elevator, sacrificing all or part of two apartments. The rear parking lot must also be excavated down to the level that the ARB authorized in the Special Permit.

Like another property listed below, the developer may simply walk away from the problem.

Other issues regarding this property.

Because of the applicant's delay in filing for a building permit, this project is now subject to the Solar Energy bylaw passed by Spring 2022 Town Meeting.

The parking is in violation of zoning bylaws. Without consulting the ARB, the applicant has altered the five spaces from four full sized spaces (one HP) and one compact space to five compact spaces. ZBL allows at most 20% to be compact.

In the 4+ years since the lot was clearcut of a large tree canopy, there has been no effort to replant any of the trees. In fact, there has been the unauthorized removal of additional protected trees from the eastern side yard.

1207-1211 Mass Ave. Hotel Lexington

Prior

At the time of the granting of a special permit in 2020, there were unresolved issues concerning compliance with Massachusetts laws on accessibility. These included

Accessible routes to hotel entrance (521 CMR 20, 22, 24)

Lack of a compliant passenger loading zone (521 CMR 23.7, 23.8)

Lack of any accessible rooms (521 CMR 8, 44)

The first two categories stem from a late redesign of the front entrance way upon the discovery that Mass Ave is not flat in that neighborhood, but actually drops off by four feet along the property frontage.

The third issue arose from the architect's apparent ignorance that hotels must have a certain percentage of accessible rooms, including Group 2B bathrooms.

More than three years ago, Arlington's Disabilities Commission requested a meeting with the developer to discuss these issues.

Update

There has been no apparent activity in nearly four years. The developer has declined to meet with the Arlington Disability Commission during that time.

Other issues regarding this property.

Because of the applicant's delay in filing for a building permit, this project is now subject to the Solar Energy bylaw passed by Spring 2022 Town Meeting.

The traffic study is far out of date. Traffic patterns and volume will be significantly altered by the subsequent redesign of the adjacent Mass Ave/Appleton intersection, and the completion of the large residential complex at 1165R Mass Ave that utilizes Forest St for access.

No action has been taken on the Public Easement promise of the applicant. This would require approval of both the Select Board and Town Meeting.

99 Mass Ave

Prior

A Special Permit was issued for the addition of a fourth floor penthouse apartment atop of a commercial building.

Prior to the ARB hearing, the owner had constructed an entrance ramp to the lower level, claiming it to be 'ADA compliant'. It is not, violating both federal ADA and state accessibility requirements.

At least nine requirements of 521 CMR 24 have been ignored.

Update

Because of extensive renovations of the building in 2022 (some of which should have been reviewed by either the ARB or ZBA), the owner has triggered an important cost threshold in state law for existing buildings (more than 30% of assessed building value). It is now subject to all of the accessibility requirements of 521 CMR, the same as new construction. The head of Inspectional Services is aware of this situation.

This project is now subject to the Solar Energy bylaw passed by Spring 2022 Town Meeting.

18 Belknap St

Prior

2022 Special Permit issued to convert an existing multifamily house into four condos.

2023 Multiple liens, tax taking by Town, foreclose sale to out of state developer.

At the time, poor construction had led to extensive roof leakage and mold problems within the walls.

This same developer was responsible for the disastrous project across the street at 13-15 Belknap.

Update

New owner has already spent \$157K on roof reconstruction, mold remediation, siding, walls, and flooring. Combined with more than \$300K spent by the previous owner, the project has now triggered the threshold for reconstruction of existing buildings, and will be subject to the accessibility requirements of 521 CMR. It is unclear if the out of state developer is even aware of this situation. New ownership means that a new building permit must be issued.

Other issues

The previous developer appears to have misrepresented the height of the basement and the elevation of the first floor in the ARB submission. It is not clear if the state building code basement window egress requirement has been met.

This project is now subject to the Solar Energy bylaw passed by Spring 2022 Town Meeting.

190 Mass Ave

Prior

Four story mixed use building at corner of Mass Ave and Lake St, approved February 2023. The design features a three level underground garage.

Update

No activity. As previously reported, the design of the underground parking garage is in violation of state laws on both accessibility and safe egress. There is a dangerously steep vehicle ramp of approximately 18% between the middle and lower tiers. The lower tier has only the single stairwell as a means of egress. The ramp to the middle tier and its stairwell is unacceptable under CMR 780 Chapter 10. Ramps used for egress may not have a slope greater than 8%, and must further have a landing area for every 30" of rise. The proposed design does not satisfy either requirement.

The same problem exists for the middle tier with its single stairwell. It is cut off from both the lower tier stairwell and the garage entrance by steep ramps of more than 15% grade.

The other problem, of ceiling height, has not been adequately addressed. There is a single van-accessible space provided in the lower parking tier. 521 CMR 23.4.7 requires a minimum ceiling height of 8'2" at the parking space and all along the vehicle access route from the garage entrance to that parking space. The plans that the Redevelopment Board approved show a garage door clearance of only 7' and a van space with a sloped ceiling ranging from 7'8" to less than 7'.

Other issues

None of the designated affordable apartments meet state standards for minimum size.